
CITY OF HAWAIIAN GARDENS

GENERAL PLAN UPDATE



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

APR 18 1997

UNIVERSITY OF CALIFORNIA

**HOUSING
ELEMENT**



HOUSING ELEMENT

TABLE OF CONTENTS

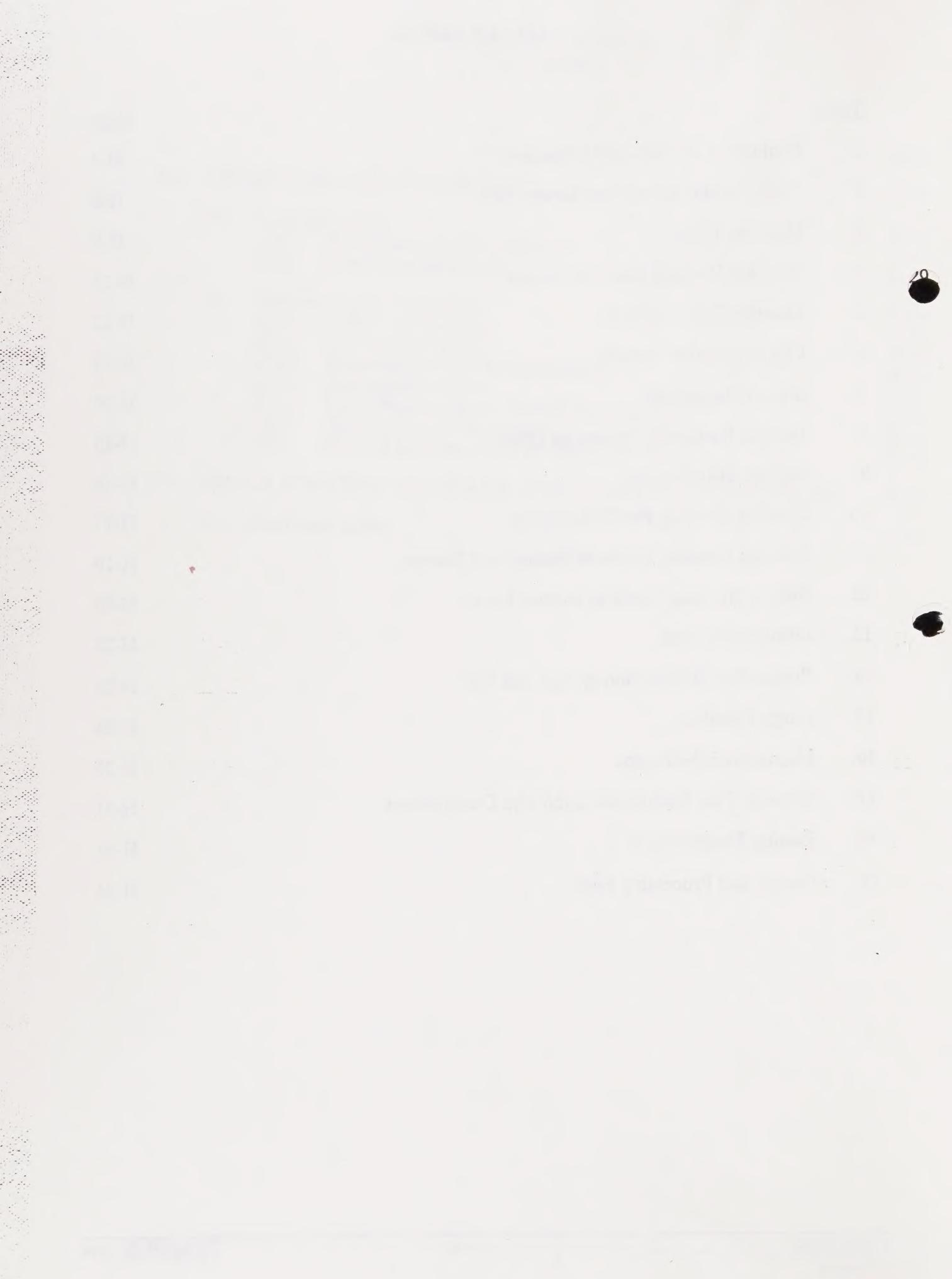
	<u>Page</u>
1.0 INTRODUCTION	H-1
1.1 Purpose and Intent	H-1
1.2 Organization of the Element	H-1
1.3 Relationship to Other Elements of the General Plan	H-2
1.4 Citizen Participation	H-2
2.0 REVIEW AND EVALUATION OF PREVIOUS ELEMENT	H-3
2.1 Effectiveness of the Element	H-3
2.2 Implementation and Appropriateness	H-3
2.2.1 Provision of Decent and Adequate Housing	H-4
2.2.2 Housing Rehabilitation Assistance	H-5
2.2.3 Housing Affordability	H-5
2.2.4 Energy Self-Sufficiency	H-5
2.2.5 Implementation, Review and Analysis of Housing Program	H-5
3.0 HOUSING NEEDS ASSESSMENT	H-7
3.1 Housing Characteristics	H-7
3.1.1 Existing Conditions	H-7
3.1.2 Number and Types	H-8
3.1.3 Tenure	H-10
3.1.4 Housing Costs	H-10
3.2 Population Characteristics	H-10
3.2.1 Growth	H-10
3.2.2 Household Size	H-10
3.2.3 Income	H-15
3.3 Housing Needs	H-17
3.3.1 Existing Needs	H-18
3.3.1.1 Share of Regional Housing Needs	H-18
3.3.2 Future Needs	H-19
3.3.3 Special Housing Needs	H-21
3.3.3.1 Disabled Households	H-21
3.3.3.2 Elderly Persons	H-21
3.3.3.3 Large Families	H-23
3.3.3.4 Overcrowded Households	H-23
3.3.3.5 Female-Headed Households	H-24
3.3.3.6 Farmworkers	H-24
3.3.3.7 Small Group Home and/or Hospice Needs	H-25
3.3.3.8 Families and Persons in Need of Emergency Shelter	H-25
3.3.4 Energy Conservation	H-27
3.4 Units at Risk	H-28

TABLE OF CONTENTS
(continued)

	<u>Page</u>
4.0 RESOURCES AND CONSTRAINTS	H-29
4.1 Land Inventory	H-29
4.1.1 Vacant and Underused Land	H-29
4.1.2 New Housing Supply	H-29
4.2 Governmental Constraints	H-29
4.2.1 Land Use Controls	H-30
4.2.2 Site Improvements	H-32
4.2.3 Building Codes and Enforcement	H-32
4.2.4 Fees and Exactions	H-33
4.2.5 Local Processing and Permit Procedures	H-33
4.2.6 Availability of Financing	H-33
4.2.7 Price of Land and Cost of Construction	H-36
5.0 GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES	H-37
5.1 Maximum Units	H-44

LIST OF TABLES

<u>Table</u>	<u>Page</u>
1. Evaluation of 1984-1989 Objectives	H-4
2. 1989 Housing Conditions Survey 1989	H-9
3. Housing Types	H-9
4. Monthly Housing Costs of Owners	H-11
5. Monthly Contract Rent	H-12
6. City Population Trends	H-13
7. Size of Households	H-14
8. Income Ranges by Categories (1989)	H-15
9. Income Distribution	H-16
10. Existing Housing Profile Summary	H-17
11. Existing Housing Needs by Income and Tenure	H-19
12. Future Housing Needs by Income Level	H-20
13. Disabled Persons	H-22
14. Population Distribution by Age and Sex	H-23
15. Large Families	H-24
16. Homeless Sub-Groups	H-26
17. General Plan Residential Land Use Designations	H-31
18. Zoning Designations	H-31
19. Permit and Processing Fees	H-34



1.0 INTRODUCTION

1.1 Purpose and Intent

The fundamental purpose and intent of the element is to: 1) provide a framework for responding to locally identified housing needs, and 2) fulfill the statutory and regulatory requirements of the State of California for Housing Elements. Section 65583 of the Government Code contains the legislative definition of a housing element, as follows:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing and mobile homes, and shall make adequate provisions for the existing and projected needs of all economic segments of the community."

The Legislature has found and declared as follows:

1. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest importance.
2. The attainment of housing goals requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
3. The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
4. Local and State governments have a responsibility to use improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community.
5. The Legislature recognized that in carrying out this responsibility each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs.

It is the underlying intent of these findings and compliance with the provisions of Article 10.6 that provide foundation for this housing element.

1.2 Organization of the Element

The format and content of the Hawaiian Gardens housing element is organized as follows:

1. An assessment of housing characteristics, including housing stock condition, population and employment projections. Also, an assessment of housing needs, including existing need, fair share of regional housing need, future needs, and special needs;

2. An inventory of resources and constraints, both governmental and nongovernmental, such as land supply, zoning, public services and facilities, local processing and permit procedures, housing costs, and other related factors;
3. A statement of the community's goals, quantified objectives and policies relative to the maintenance, improvement and development of housing; and
4. An implementation program which sets forth a five year schedule of actions which the City of Hawaiian Gardens is undertaking or intends to undertake to implement the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

1.3 Relationship to Other Elements of the General Plan

The housing element is an integral part of the General Plan, and contains goals, objectives and policies which both complement and support the other elements of the General Plan. While there may be an overlap between the implementation measures of the housing element and other elements of the General Plan, such overlap should not result in conflicting policies. Specifically, the housing element is designed to encourage the development of safe, clean, and decent housing for all segments of the community. The development of housing relates directly to the standards contained within the land use element as to density, location, and development standards. Projected housing developments must be achieved within the limitations set forth by both the land use and housing elements. Therefore, the two elements support one another in the common goal of achieving quality development. Similar relationships exist between all elements of the General Plan.

1.4 Citizen Participation

The Hawaiian Gardens Housing Element revision was prepared with community input, including review and analysis by the General Plan Update Committee, which was made up of two Planning Commissioners, two Public Safety Commissioners, two Recreation Commissioners, and three residents at-large. The Committee members were chosen by members of the City Council, and represented the diversity of the City, including lower-income and Spanish-speaking residents. The proposed Housing Element was reviewed at duly noticed public meetings of the General Plan Update Committee and the Planning Commission Public Hearing. These meetings were also televised on the local Community Access Channel. The Housing Element will be subject to one additional Public Hearing before the City Council.

2.0 REVIEW AND EVALUATION OF PREVIOUS ELEMENT

This section is devoted to the review of the previous (1984) Housing Element. Pursuant to Government Code Section 65588, the review shall evaluate the appropriateness, effectiveness and progress in implementation of the previous Element in order to facilitate an effective updating of the Element.

2.1 Effectiveness of the Element

In reviewing the actual results of the earlier Element's goals, it has been found that many of the goals and objectives have either been met, or are continuing to be addressed in ongoing programs.

The City's goal achievements for the 1984-1989 time frame included:

1. The provision of decent and adequate housing for all residents and those who choose to be residents of Hawaiian Gardens, regardless of age, sex, marital status, ethnic background, religion, income, or other arbitrary factors;
2. Improve the housing quality of existing housing stock through housing rehabilitation assistance efforts and enforcement procedures;
3. The City will strive to assist in achieving housing affordability for all residents, as is reasonably and financially possible;
4. The City will assure increased energy self-sufficiency through use of energy conservation measures in all homes, including low- and moderate-income housing;
5. Assure that the goals, implementation measures and specific housing programs in this document are pursued within the established time frame, and continue to be compatible with other Elements of the General Plan. Continue to stimulate participation in annual review among all economic segments of the community; and
6. The City will continue to monitor housing and pursue housing programs to meet future needs.

The quantitative objectives stated in the 1984-1989 Housing Element are presented in Table 1, along with the actual achievements.

2.2 Implementation and Appropriateness

The following is an analysis of the significant differences between what was projected and what was actually achieved, and how the updated Element will incorporate and reflect what was learned from the analysis.

TABLE 1
EVALUATION OF 1984-1989 OBJECTIVES

Objective	1984-1989 Goal	Achievements
1. Assistance for construction of new units.	181 units	101 Senior Units
2. Assistance for rehabilitation of existing units.	62 units/year	11 units - CRA 14 units - CDBG
3. Removal of dilapidated and unsafe units and provision of replacement housing on unit-by-unit basis.	5 units/year	0
4. Section 8 Rental Assistance Programs.	41 units/year	75
5. Energy conservation Rehabilitation Program.	50 grants	0

2.2.1 Provision of Decent and Adequate Housing

The previous Element identified the need for a review and revision of the existing zoning and subdivision regulations to allow for flexibility in lot sizes and housing types, and a general plan/zoning conformance analysis to amend City land use policy pursuant thereto. The City's zoning ordinance was reviewed in 1989, and the subdivision ordinance of Los Angeles County was incorporated by reference. Conformance analysis has partially been completed, and the present General Plan Update process (1991-1992) will aid in the completion of this task. The previous Element set an objective of the construction of 181 units of affordable low-income housing for senior citizens as well as families. The City, in coordination with the Redevelopment Agency, would apply for Mortgage Bond Allocations, as requested by developers, to construct new housing. In accomplishing this goal and objective, 101 new senior units were constructed in 1990, and the 54 housing units removed due to Redevelopment Activities have been replaced on a ratio of 15 to 1.

2.2.2 Housing Rehabilitation Assistance

The number of existing units targeted for rehabilitation assistance was 62 units per year. In pursuit thereof, the City Redevelopment Agency provided assistance for the rehabilitation of approximately 11 units, and the Community Development Block Grants (CDBG) Program rehabilitated 14 dwelling units. Removal and replacement of unsafe, dilapidated housing units was not accomplished. On-going efforts in pursuit of this goal include housing add-on allowances to reduce over-crowding, modifications to accommodate the needs of handicapped households, and CDBG for minor repairs and below market interest rate loans for moderate to major repairs.

2.2.3 Housing Affordability

The City set as a goal to provide Section 8 rental assistance for 41 households per year. This program was only recently implemented, and revised goals and objectives are contained within the 1992 Housing Element update. To address the needs of owner-occupied affordable housing, the Redevelopment Agency entered into the SB-99 Mortgage Revenue Bond Program. The bond program will provide assistance to approximately 400 new residential units, and 65 new and existing units.

2.2.4 Energy Self-Sufficiency

The City's policies promoted the use of energy conservation measures and development of opportunities for use of solar energy. As part of the City's Housing Rehabilitation Program, the City is required to notify participating residential property owners of "Cost Effective Energy Conservation Standards" that residents may want to use. These include the following:

1. Weatherstrip doors and windows if adequate or non-existent.
2. Caulk, gasket, or otherwise seal all openings, cracks, or joints in the building envelope when existing materials are inadequate. Replace all loose or brittle caulking with new elastomeric material. Leave bottom edge of siding uncaulked to allow moisture drainage.
3. Install insulation where particular housing elements are to be exposed or made accessible as part of the rehabilitation work to be performed.

Utilizing State Office of Economic Opportunity (OEO) financing, a "weatherization" program for installation of energy conservation measures in low- and moderate-income housing was targeted, with the objective of 50 grants by 1989. This program was not implemented.

2.2.5 Implementation, Review and Analysis of Housing Program

The City has not implemented an annual review of the Housing Element implementation schedule, and in light of the evidence that many of the previous Element's goals were not met, this program may be more important than ever. The City attempted a five-year update of the Element, parts of which are incorporated into the 1992-2012 Element.

The City continues to publicize and make available low-interest rehabilitation loans, and is presently developing a building code enforcement program for all multiple-family rental units.

Revised goals, policies, objectives, and implementation programs are detailed in Section 5 of this Element.

3.0 HOUSING NEEDS ASSESSMENT

This section of the housing element contains the assessment of the existing and projected housing needs of the City of Hawaiian Gardens. The primary data sources for information utilized in this analysis were the SCAG Regional Housing Needs Assessment, 1990 Census data, and the Housing Market Need Studies conducted for the City of Hawaiian Gardens in 1988. The housing needs assessments includes the following:

1. Analysis and documentation of housing characteristics, including existing housing stock conditions, number and types of housing units, and housing costs;
2. Analysis of population characteristics, including growth, employment trends and income, and other household characteristics, such as size, ability-to-pay, and overcrowding;
3. Analysis of housing needs, including documentation of the locality's current and projected housing needs for all income levels. Such existing and projected needs include the City's share of all regional housing needs;
4. Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, the homeless, and families with female heads of households; and
5. Analysis of opportunities for energy conservation with respect to residential development.

3.1 Housing Characteristics

This section of the housing element describes the characteristics of the existing housing supply, in terms of the physical conditions, numbers and types, tenure, and costs.

3.1.1 Existing Conditions

During the months of May and June 1989, a housing condition survey of the City of Hawaiian Gardens was conducted. This was a windshield survey taken from the public right-of-way. Surveyors tabulated findings on field maps based upon the observed exterior condition of the structures. Housing condition was evaluated with respect to five categories. The categories and survey standards are described below.

<u>CATEGORY</u>	<u>SURVEY STANDARDS</u>
"1" Fix-up, Painting,	General housing improvement needed including paint and minor repairs. Typically, improvements can be, and are usually, done by the property owner unless income, age, or other constraint make such repairs improbable.
"2" Minor to Moderate Repair	In addition to or in lieu of fix-up and painting repairs, this category includes moderate repairs (commonly roofing on a small structure). It is estimated that repairs could reach \$2,500 to \$3,000 and are usually performed by a contractor.
"3" Major Repairs	In addition to or in lieu of categories 1 and 2, this category of housing condition requires extensive repairs and/or renovation such as upgrading the electrical service, replacing plumbing, repairing damaged siding and roofing. These types of repairs can frequently have costs in excess of \$3,000. The services of a contractor are required.
"4" Beyond Repair	Beyond categories 1, 2, and 3, this housing condition category includes structures for which the costs of repair is estimated to exceed the value of the structure.
"5" Renovation in progress	Homes observed to be under repair at the time of the survey.

The survey of housing stock conditions conducted in 1989 reported on a total of 1,245 units which were in need of some form of repair. The balance of the housing stock, 2,276 dwelling units (65%), was found to be in good to excellent condition. The survey findings are summarized in Table 2.

3.1.2 Number and Types

According to the 1990 Census, there were 3,518 completed dwelling units in the City of Hawaiian Gardens. Of these 3,518 completed units, 3,395 were occupied at that time.

The breakdown of housing units in the City by type is presented in Table 3. The City exhibits a marked contrast of single family from multifamily units throughout the City, with specific areas predominated by either single family or multi-family units.

TABLE 2
1989 HOUSING CONDITIONS SURVEY

Category	No. of Units	Percent of Total
1	681	19.3
2	439	12.4
3	68	1.9
4	22	0.6
5	35	0.9

Source: U.S. Bureau of the Census, 1990.

TABLE 3
HOUSING TYPES

Characteristic	Number	Percent
1 Unit Detached	1,593	45.3
1 Unit Attached	429	12.2
2-4 Units	359	10.2
5-9 Units	241	6.9
10+ Units	594	16.9
Mobile Homes	252	7.2
Other	<u>50</u>	1.4
TOTAL:	3,518	

Source: U.S. Bureau of the Census, 1990.

3.1.3 Tenure

Tenure describes the mix of owner and renter occupied units within the City's housing stock. The 1990 U.S. Census reveals that the majority of households in Hawaiian Gardens are renters, constituting 1,860 or 55% of all occupied units, and owners make-up 45% of the households.

3.1.4 Housing Costs

Table 4, Monthly Housing Costs of Owners, and Table 5, Monthly Contract Rents, indicate the actual monthly costs incurred by owner and renter households in 1990. Additional information on median owner costs and rental rates has also been included. The median monthly housing costs for homeowners with a mortgage is \$928 per month. Half pay more than this and half pay less.

3.2 Population Characteristics

3.2.1 Growth

The City of Hawaiian Gardens was incorporated April 9, 1964. Population growth for the City since that time is summarized in the Table 6.

The most significant gains in population have occurred since 1986. The City has developed several significant residential projects which have accelerated the population growth beyond the Southern California Association Of Government's projected 2000 population of 10,859. The majority of this activity can be attributed to the establishment and implementation of the Housing Goals of the Hawaiian Gardens Redevelopment Agency. Due to the urbanized character of the City there remains relatively little undeveloped property for future development. Thus developers will be forced to acquire and develop currently developed properties. Based upon these assumptions and the history of the last five years one can assume an approximate 0.7% annual increase in residential units. If the population trends continue as they have been, this will account for an additional 370 persons in 123 new units by 1994. This would mean a total of 3,682 residential units within the City limits of Hawaiian Gardens.

3.2.2 Household Size

The 1990 U.S. Census indicates that the average household size in Hawaiian Gardens was 4.0 persons. While there were 4.28 persons average per rental unit, there were only 3.66 persons per owner-occupied unit. According to the Census, large households, those with 5 or more persons, represented almost 36% of all households, or 1,223 of the 3,395 total households in the City. Table 7 indicates the household sizes in the City.

TABLE 4
MONTHLY HOUSING COSTS OF OWNERS

Housing Cost	With a Mortgage Number	With a Mortgage Percent	Without a Mortgage Number	Without a Mortgage Percent
Households Reported	837	75.7%	269	24.3%
Less than \$200	13	1.2%	189	17.1%
\$200 - \$299	48	4.3%	63	5.7%
\$300 - \$399	64	5.8%	17	1.5%
\$400 - \$499	32	2.9%	0	0%
\$500 - \$599	22	2.0%	0	0%
\$600 - \$699	101	9.1%	0	0%
\$700 - \$799	59	5.3%	0	0%
\$800 - \$899	57	5.2%	0	0%
\$900 - \$999	80	7.2%	0	0%
\$1,000 - \$1,249	253	22.9%	0	0%
\$1,250 or more	108	9.8%	0	0%
Median		\$928		\$150

Source: U.S. Bureau of the Census, 1990.

TABLE 5
MONTHLY CONTRACT RENT

Monthly Rent	Number	Percent
Total Occupied Units	1,860	
Less than \$200	28	1.5
\$200 - \$249	22	1.2
\$250 - \$299	22	1.2
\$300 - \$349	83	4.5
\$350 - \$399	89	4.9
\$400 - \$449	227	12.4
\$450 - \$499	151	8.2
\$500 - \$549	166	9.1
\$550 - \$599	176	9.6
\$600 - \$649	186	10.1
\$650 - \$699	200	10.9
\$700 - \$749	177	9.7
\$750 - \$999	263	14.3
\$1,000 or more	15	0.8
No Cash Rent	28	1.5
Median Contract Rent	\$583	

Source: U.S. Bureau of the Census, 1990.

TABLE 6
CITY POPULATION TRENDS

Year	Population	Annual Percentage Gain
1960	8,811	
1970	9,052	2.7
1975	9,307	2.8
1980	10,548	13.3
1984	11,479	8.8
1985	11,601	1.1
1986	11,933	2.9
1987	12,083	1.3
1988	12,179	0.8
1990	13,639	12.0

Sources: U.S. Bureau of the Census; California Department of Finance, 1990.

TABLE 7
SIZE OF HOUSEHOLDS

Persons in Household	Number	Percentage of All Households
One	500	14.7
Two	610	18.0
Three	518	15.3
Four	544	16.0
Five	426	12.5
Six	290	8.5
Seven or More	507	14.9
Total Households	3,395	
Median Persons Per Unit		
All Units	4.00	
Renter Occupied	4.28	
Owner Occupied	3.66	

Source: U.S. Bureau of the Census, 1990.

3.2.3 Income

The ability to pay for housing is a function of income and the cost of housing. Beyond the ability to pay for shelter, income also affects the ability of an owner to maintain their housing in a condition which provides for a reasonable level of housing value appreciation. Maintaining the home not only benefits the homeowner, but it also benefits the neighborhood by virtue of the housing value appreciation. Conversely, a household that has less disposable income is less likely to invest in housing maintenance and repairs and in the long-term realizes a lower amount of housing value appreciation.

Therefore, it is important to recognize the ability of owners to maintain the housing stock in a community and when funds are available to provide housing assistance when and where it is needed. The Community Development Block Grant Program is one of several funding programs available to Hawaiian Gardens. Administration of the program is directed toward households of greatest need, namely very low income, low-income, and moderate-income households. Similarly, the Hawaiian Gardens Community Redevelopment Agency has a statutory responsibility to provide funding for programs to encourage development or retention of low- and moderate-income housing stock. These programs are discussed in detail in Section 5.2

The Los Angeles County area is the geographic basis for measuring income categories for HUD (Housing and Urban Development) and other housing programs. Hawaiian Gardens' 1989 median income of \$29,510 was approximately 84 percent of the 1989 median income of Los Angeles County, which was \$34,965. In 1992, the median income of Los Angeles County had risen to \$42,300.

Table 8, Income Ranges by Categories, and Table 9, Income Distribution, provide an overall perspective of the income distribution of Hawaiian Gardens' households relative to households throughout Los Angeles County.

TABLE 8
INCOME RANGES BY CATEGORIES
(1989)

Income Category	Percentage of Area Median Income	Income Range As Percent of \$34,965 County Median)
Very Low Income	Below 50%	Under \$17,482
Low Income	50% to 80%	\$17,483 to \$27,971
Middle Income	80% to 120%	\$27,972 to \$41,957
Upper Income	Over 120%	\$41,958 or more

Source: U.S. Bureau of the Census, 1990.

Table 9, Hawaiian Gardens Income Distribution, provides more detailed income data for the City.

TABLE 9
INCOME DISTRIBUTION

Income Group	Households	Percent
\$0 - \$9,999	516	14.9
\$10,000 - \$14,999	263	7.6
\$15,000 - \$19,999	308	8.9
\$20,000 - \$24,999	338	9.8
\$25,000 - \$29,999	341	9.8
\$30,000 - \$34,999	348	10.0
\$35,000 - \$39,999	241	7.0
\$40,000 - \$44,999	253	7.3
\$45,000 - or more	<u>855</u>	<u>24.7</u>
Households Reported	3,463	100%
Median Income	\$29,510	

Source: U.S. Bureau of the Census, 1990.

As indicated in Table 9, 51 percent of the households are under the median income. A summary of the housing and population characteristics is presented in Table 10, Housing Profile Summary. This information is utilized in establishing and modifying the criteria for housing goals, policies, and objectives, and for program implementation. Table 10 may reflect some differences in the unit counts from Table 9, because Table 9 is based upon fulltime, occupied units, and it does not include any second-home or vacant units.

TABLE 10
EXISTING HOUSING PROFILE SUMMARY

	Number	Percent
Total Units	3,518	
Occupied	3,395	96.5
Vacant	123	3.5
Owner-Occupied	1,535	45.2
Renter-Occupied	1,860	54.8
Overcrowded Units (1.01 person/room or more)	1,333	39.3
Large Households (5 or more persons)	1,223	36.0
Elderly (65 or older)	416	12.3

Source: U.S. Bureau of the Census; SCAG, 1990.

As of January 1, 1992, the California Department of Finance estimated that Hawaiian Gardens had 3,616 housing units, of which 1,590 were detached single family, 429 attached single family, 361 multiple (2-4) units, 985 multiple (5 plus) units, and 251 mobile homes. The State has also estimated that 3,495 units were occupied, with a vacancy rate of 3.35 percent.

3.3 Housing Needs

This section of the housing needs assessment provides an analysis and identification of the housing needs in Hawaiian Gardens. These needs are broken down into existing needs, future needs, and the needs of special households. Also included in this section is a discussion of opportunities for energy conservation in residential development.

3.3.1 Existing Needs

The Regional Housing Needs Assessment identifies Existing Need in terms of overpayment by lower income households. Overpayment is defined as rent or house payments that exceed 30 percent of income. Lower income households are those within the City that have incomes of less than 80 percent of the Los Angeles county's median household income.

Existing need is based on the concept of overpaying for housing, which is often cited as an indicator of housing assistance needs, since financial assistance is necessary to reduce costs to a manageable level. Not every household that pays a disproportionately high amount of their income toward rent or a house payment is considered in need of housing assistance. A household is defined as in need of assistance only if it meets the following income and payment criteria:

1. Has an annual income of 80 percent or less of the median income for Los Angeles County, and
2. Pays an inordinate share of that income (greater than 30 percent) toward a house payment or rent.

Households that earn 80 percent or less of the median income of the County are termed "lower income". Among the four income classes identified in the RHNA, they constitute the very low income (less than 50 percent of median), and low income (50-80 percent of median) categories. The households within these two categories that pay more than 30 percent of their income toward a shelter payment are the households that have an "existing need for affordable shelter. This type of existing housing need is broken down by tenure type (owners and renters). The definition of existing need is not all inclusive. It does not count lower income households who do not pay an inordinate amount of their income for shelter, but live in substandard housing, nor does it include households who are homeless or live in overcrowded conditions.

3.3.1.1 Share of Regional Housing Needs

Pursuant to California Government Code Section 65584 (a), the Southern California Association of Governments (SCAG) is responsible for analyzing and identifying the projected housing needs of all income levels for each city in the Southern California Region, including the City of Hawaiian Gardens. The projected housing needs consider:

1. Market demand for housing;
2. Employment opportunities in and around the City;
3. Availability of suitable sites;
4. Availability of public facilities;
5. Commuting patterns;
6. Type and tenure of housing needs;
7. Housing needs of farm workers.

It must be noted that Hawaiian Gardens is approximately one square mile in area and is fully developed. Without the demolition of existing residential opportunities and increases in density, the City can not reasonably accommodate many more residential units.

According to the RHNA, 192 (28%) low income renters and 481 (71%) very low income renter households are overpaying for housing, and 47 (30%) low income homeowners and 108 (69%) very low income homeowner households are overpaying for housing. SCAG's assessment of the City's existing housing needs with regard to lower income homeowners and renters is presented in Table 11. According to the 1990 Census, 837 low and moderate income renter households (to \$35,000/year) are overpaying for housing, and 277 owner occupied low and moderate income households are overpaying for housing.

TABLE 11
EXISTING HOUSING NEEDS
BY INCOME AND TENURE

Income Category	Owner	Renter	Total
Very Low	108	481	589
Low	<u>47</u>	<u>192</u>	<u>239</u>
TOTAL:	155	673	828

Note: SCAG Existing Need numbers do not add up precisely.

Source: SCAG Revised Regional Housing Needs Assessment, December 1988.

3.3.2 Future Needs

Future housing need refers to the number of additional housing units, by income level, that should be added to each locality's housing stock inventory. According to SCAG:

"Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality; as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied."

State law requires that, in allocating future need by income level, further "impaction", or concentration of lower income households, should be avoided; and localities with a higher proportion of lower income households than the region generally are considered to be impacted. According to the background information published by SCAG regarding the

- 1988 RHNA, the RHNA addresses the issue of impaction by reducing lower income household allocations and increasing moderate and upper income household allocations to impacted cities, and distributing to the non-impacted localities these additional lower income households and reductions in moderate and upper income households.

The assessment of future housing need covers the period from July 1, 1989 to June 30, 1994. For this period, SCAG allocated to Hawaiian Gardens a future housing need of 488 households. In addition, the State Department of Housing and Community Development has informed SCAG that localities must account for the future housing needs that occurred during the period from January 1, 1988 to June 30, 1989. SCAG has prepared future housing needs allocations for this "gap" period, and assigned 137 households to the City. These "gap" allocations should be allocated by the City by income level, in a manner consistent with the proportions of the 1989-1994 future needs assigned to each income level. Table 12 indicates the future housing need, by income level, allocated to Hawaiian Gardens by SCAG, including the "gap" allocation and new construction since 1989. This includes a 100-unit development for senior citizens, which required that 50% of the total dwelling units be made available to low and moderate income senior citizens.

TABLE 12
FUTURE HOUSING NEEDS BY INCOME LEVEL
(July 1989 - June 1994)

Income Category	RHNA 12/88	New Construction 7/89-Present	Adjusted Need	Percentage of Total
Very Low	70	-	70	16.7%
Low	96	50	46	10.9%
Moderate	147	50	97	23.1%
Upper	<u>207</u>	-	<u>207</u>	49.4%
TOTAL:	520		420	

Source: SCAG Revised Regional Housing Needs Assessment, December 1988

Chapter 5 of this Element sets forth goals, policies, quantified objectives and programs that address these determinations of housing need in Hawaiian Gardens.

3.3.3 Special Housing Needs

Pursuant to the Housing Element Legislation, a housing element must include an analysis of special housing needs. That is to say the needs of such groups as the disabled, elderly, large families and overcrowded households, families with female heads of households, and farmworkers. Additionally, a discussion of persons and families in need of emergency shelter must also be included.

3.3.3.1 Disabled Households

The Census Department reports that there are a number of handicapped persons in Hawaiian Gardens, based upon those with work disabilities and those with mobility or self-care limitations. The housing needs of the handicapped vary with the type and severity of the particular handicap, and not all handicapped persons require specialized housing consideration. While the needs of certain handicapped individuals (blind, deaf or experiencing nervous disabilities) may be met without special housing accommodations, non-ambulatory persons with handicaps who require wheel chairs often need specially designed, barrier free housing. Some, but not all, handicapped persons also need housing assistance of a financial nature. Table 13 identifies the types and numbers of handicapped persons in the City.

A unique program available to Hawaiian Garden's residents with disabilities is the Disabled Resources Center, Inc. (DRC). The agency's goals and principles are to help people with disabilities attain their optimum level of independence in the community. With offices in Long Beach and Lakewood, the DRC evolved from providing information and referral to its current programs for independent living. DRC's housing programs include accessible housing referrals, housing search skills training, landlord-tenant relations, and housing benefits information and referral.

3.3.3.2 Elderly Persons

Table 14, Population Distribution by Age and Sex, presents data by gender and age for the City of Hawaiian Gardens. It indicates that 655 persons or 4.8 percent of the City's population is 65 years of age or over. Those persons between 55 and 64 represent an additional 631 persons.

Typically senior citizens have fixed incomes and, therefore, experience difficulty in maintaining adequate living arrangements due to increased rental costs. Senior citizen homeowners are still subject to increasing utility rates and increased costs for property maintenance. Frequently, many senior citizens who would choose to own cannot find an adequate choice of housing and, therefore, either rent, purchase housing unsuitable to their needs, or relocate to other areas.

In 1990, Hawaiian Gardens built a 100 unit senior citizen complex located on West 226th Street. This helped to alleviate many of the housing needs of senior citizens in Hawaiian Gardens. The elderly population is growing, and housing markets should reflect this trend. As previously mentioned, some of the residential projects constructed in the last five years in Hawaiian Gardens are reflective of the needs of this population. The special needs of this population group can also be addressed by smaller homes, second units on lots with existing homes, and subsidies.

TABLE 13
DISABLED PERSONS

	Persons
Total Persons in Labor Force	6,123
Persons with Work Disabilities	835
- prevented from working	587
Not in Labor Force	3,127
Persons with Mobility Limitation Only	644
Persons with Self-Care Limitation Only	331
Persons with Mobility & Self-Care Limitation	144
Persons with No Mobility/Self-Care Limitations	8,048

Source: U.S. Bureau of the Census, 1990.

TABLE 14
POPULATION DISTRIBUTION BY AGE AND SEX

Age	Male Persons	Female Persons	All Persons
Under 5	751	822	1,573
5 - 17	1,740	1,495	3,235
18 - 24	1,173	897	2,070
25 - 44	2,392	2,124	4,516
45 - 64	748	842	1,590
65 +	274	381	655
TOTAL:	7,078	6,561	13,639
Percent of Total	51.9%	48.1%	
Median Ages	24.2	25.5	24.8

Source: U.S. Bureau of the Census, 1990.

3.3.3.3 Large Families

Large families, those with five or more persons, frequently experience a greater incidence of overcrowding due to the large family size as well as the unavailability of housing units in the City to accommodate large families. According to the last Census, the average family size is 4.29 persons, and large families (with 5 or more persons), represent 44 percent of all family households, or 1,204 of the 2,813 family households in Hawaiian Gardens. The distribution of large families throughout Hawaiian Gardens is summarized in Table 15.

3.3.3.4 Overcrowded Households

An overcrowded household is typically the result of a shortage of space. Specifically, overcrowding occurs when there are more than 1.01 persons per room (excluding bathrooms, storage areas, and hallways or stairways). According to the latest Census figures, there were 1,333 overcrowded households in the City of Hawaiian Gardens. Of these 471, or 31 percent were owner-occupied, overcrowded units, and 862, or 46 percent were renter-occupied, overcrowded units.

TABLE 15
LARGE FAMILIES

Family Size	No. of Families
Five members	420
Six members	282
Seven or more members	502
TOTAL:	1,204
 Percent of All Families	 44%

Source: U.S. Bureau of the Census, 1990.

While overcrowding typically implies the need to enlarge existing residences with building additions, the high percentage of renter occupied units would indicate a need to increase the basic supply of large residential units through new construction.

3.3.3.5 Female-Headed Households

At the time of the 1990 Census, Hawaiian Gardens had 934 female-headed households. Of these 934 households, 600 (or 64 percent) were female householders of families. Single-parent households are subject to special housing problems, because such households are frequently in a lower income range, particularly when the single parent is female. Since female-headed households with dependent children generally tend to have low incomes, their special housing needs can be addressed through housing subsidy and rental assistance programs. In addition, affordable child care and after-school care are needed by many families with dependent children that are headed by females.

3.3.3.6 Farmworkers

Because of the extensive amount of agricultural activity throughout the State, housing element statutes require that there be a section discussing the housing needs of farm workers. According to the 1990 Census, only 189 persons, or 3.7 percent of the work force in Hawaiian Gardens were employed in agriculture, forestry and farming. While there are no agricultural operations in Hawaiian Gardens, adjacent communities do have agricultural related industries (packaging, shipping and processing operations) which would require "farm worker" housing. However, because of the urbanized nature of Hawaiian Gardens

and the surrounding communities, it is unlikely that "farm worker" housing could be provided. There are no direct agricultural operations within a fifteen mile radius of Hawaiian Gardens. In this instance the provision of "farm worker" housing would appear to be unnecessary.

3.3.3.7 Small Group Home and/or Hospice Needs

With recent medical challenges growing in the entire county area Hawaiian Gardens is concerned about the housing needs of those individuals who need some limited assistance but do not warrant full hospitalization. Toward that end, the State adopted regulations permitting small group homes for up to six individuals within single family residential zones. Hawaiian Gardens revised its zoning regulations in October, 1989 to incorporate such provisions.

3.3.3.8 Families and Persons in Need of Emergency Shelter

In 1984, the State Housing Element law was amended to add "families and persons in need of emergency shelter" to the special housing needs groups to be considered in each locality's housing element. However, by their very nature, homeless persons and families are difficult to quantify, and their special housing needs are as varied as their individual circumstances. For example, a survey conducted by SCAG in 1987 to determine the sub-groups comprising the homeless in the region elicited information from cities and counties in the SCAG jurisdiction for each of the sub-groups named. The survey results are indicated in Table 16. The data in Table 16 should not be relied upon as definitive, in that over one-half of the respondents did not provide estimates of subgroups of their estimated homeless population.

Nationwide, homelessness has become an increasingly recognized problem, and it is generally conceded that the homeless problem is both increasing and changing from the traditional image of the indigent, transient single male. Factors thought to contribute to this increase in the number of homeless include increasing housing costs, an increase in the size of the population with incomes below the poverty line, reductions in federal and state subsidies to lower income persons, and changes in the law regarding the treatment of the mentally ill and those suffering from chronic alcoholism and substance abuse.

TABLE 16
HOMELESS SUB-GROUPS

Sub-Group	Percentage	Survey Responses
Veterans	16.2	19
Elderly	10.1	23
Single Persons	63.3	37
Persons in Families	21.8	38
Mentally Ill	29.1	29
Alcohol Abusers	40.8	33
Substance Abusers	26.9	28
Children	16.4	30

Source: SCAG Revised RHNA, December 1988.

Accurate data regarding homeless persons in Hawaiian Gardens is presently not available. In 1984, the U.S. Department of Housing and Urban Development (HUD), conducted a comprehensive study of the nation's homeless. For a medium-sized city, the study estimates there are 12 homeless persons for every 10,000 persons. Using 1990 Census data, and applying the HUD ratio, it can be estimated that 16 homeless persons reside in Hawaiian Gardens. However, the HUD study also found that 31 percent of the nation's homeless are living in the western region of the country, while only 19 percent of the nation's total population lives in this region. To adjust the above estimate to reflect this disproportionate share of homelessness, the ratio of 12 homeless persons per 10,000 population is multiplied by the ratio of the share of total homeless to the share of the total population for the western region. This results in an adjusted estimate of 19.6 homeless persons per 10,000 population. Assuming that it is appropriate to extrapolate the study's numbers to Hawaiian Gardens, there would be an estimated total of 27 homeless persons within the City.

The special housing needs of the homeless include permanent, affordable and decent shelter, and may also include food and supplemental social services, such as health care, child care, housing search assistance, and employment skills training. Given the lack of any definitive data regarding the number of homeless persons within the City, any estimates of their specific needs would be speculation.

There are a number of private, non-profit social service agencies located in the vicinity of Hawaiian Gardens that provide services to homeless persons and families. These include the following:

1. Rio Hondo, located at 12300 Fourth Street, in Norwalk;
2. Hospitality House, at 7950 Pickering, in Whittier;
3. The Long Beach Rescue Mission, located in Long Beach, with 133 shelter spaces and serves single men (Samaritan House) and single women (Lydia House);
4. The Catholic Charities Family Shelter, located in Long Beach, has a capacity for 60 spaces and provides emergency shelter for families, elderly and disabled;
5. The Salvation Army, located in Long Beach, has a capacity of 70 shelter spaces and serves single men and women;
6. South Bay Alcoholism Services, located in Long Beach, has 15 shelter spaces and serves alcoholic women.

In addition, a number of county-wide agencies provided services to the homeless, including the Salvation Army, which provides temporary emergency shelter, food and housing referrals. The City is served by the Rapid Transit District, with connection to the Muni Light Rail and the Long Beach Municipal Transit. These public transportation systems provide low-cost transportation services throughout Los Angeles County.

The City's inability to quantify any homeless population suggests that existing social service providers - both in the vicinity of Hawaiian Gardens and elsewhere in Los Angeles County, are providing adequate shelter and other services to meet the needs of persons and families in need of emergency shelter in the City. However, the very nature of homelessness prevents any such definitive determinations. While both the problems and the solutions are regional, if not national, in scope, the City's Housing Element addresses the special housing needs of the homeless, and sets forth a program to investigate the feasibility of developing a "single room Occupancy" facility to provide shelter to persons and families in need of emergency shelter.

3.3.4 Energy Conservation

California Government Code Section 65583(a)(7) indicates that housing elements shall include an analysis of opportunities for energy conservation with respect to residential development.

In 1974, the California Legislature created the California Energy Commission to deal with the issue of energy conservation. The Commission adopted conservation standards and guidelines which have been incorporated into the Uniform Building Code for new construction. These standards apply to all new construction and to major remodeling of existing structures. Basically these standards indicated the insulation and design requirements for walls, ceilings and floors of all habitable spaces.

In relation to new residential construction the energy efficient design standards do add to the initial development costs. However, over time the savings on cost and consumption of energy should result in lower overall housing costs. Since utility costs are among the highest ongoing, components of housing costs these savings in energy costs should have a long term affect of creating more affordable housing costs in the future.

Opportunities for additional energy savings are incorporated within the guidelines prepared by the California Energy Commission. Additionally, existing structures can be retrofitted with a variety of energy saving devices to conserve both energy and water.

3.4 Units at Risk

The City of Hawaiian Gardens does not have any units listed in the "1990 Inventory of Federally Subsidized Rental Units at Risk of Conversion", nor in subsequent updated information made available by the division of Housing Policy Development of the State Department of Housing and Community Development. The City has not used Community Development Block Grant (CDBG) or redevelopment funds for multi-family rental units. The City is not located in a qualifying rural Farm Housing Authority area and no bond financed units are eligible to terminate affordability controls within the next ten years according to the 1990 "Annual Summary: The Use of Housing Revenue Bond Proceeds", prepared by the California Debt Advisory Commission. The City has not had an in-lieu fee or inclusionary program and no projects have been approved pursuant to Section 65916 of the Government Code.

4.0 RESOURCES AND CONSTRAINTS

This section will include the following:

1. Analysis of existing and potential sites for housing of all types in the jurisdiction (including the availability of infrastructure);
2. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites;
3. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and cost of construction; and
4. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes, and their enforcement, site improvements, fees and other exactions required for developers, and local processing and permit procedures.

4.1 Land Inventory

4.1.1 Vacant and Underused Land

There exists little vacant land in the City of Hawaiian Gardens which is zoned for residential use. The new construction which has taken place in the last five years has effectively reused the majority of the land that was previously identified as underutilized. For practical purposes, there is no vacant land available for new residential development.

4.1.2 New Housing Supply

New housing construction in Hawaiian Gardens during the past several years has been predominantly higher density units such as multiple family apartments and condominiums. This is due in part to assistance provided by the City and the Redevelopment Agency through the SB-99 Mortgage Revenue Bond program. Additionally it should be noted that the General Plan Land Use Map and the zoning regulations provide for higher densities than currently exist in the single family neighborhoods that comprise Hawaiian Gardens. This provides an economic incentive for property owners to recycle properties with older structures into higher density developments.

4.2 Governmental Constraints

Local housing elements, pursuant to Article 10.6, must analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. The categories of constraints required in the analysis are as follows:

1. Land Use Controls;
2. Building Codes and Enforcement;
3. Site Improvements;

4. Fees and Other Exactions;
5. Local Processing and Permit Procedures;
6. Availability of Financing; and
7. Price of Land and Cost of Construction.

4.2.1 Land Use Controls

The Land Use Element of the General Plan establishes the principal residential land use categories to be developed in the community. The Zoning Code establishes the regulations affecting the uses, density, and size of housing permitted in different sectors of the City.

The Hawaiian Gardens General Plan is comprised of the seven General Plan Elements required by State Law. The Land Use Element establishes the basic land use policies for the City. Density provisions for residential use are directly linked to the City Zoning Ordinance, and together they provide the basis for residential development in the City.

The General Plan establishes three residential use categories comprising 62 percent of the land use designations of the City. The permitted densities, respective implementation zoning, and acreage allocations are described in Table 17. Based upon this information, the City has a maximum development potential of 5,037 dwelling units. That is 1,519 more units than the existing 3,518 units as identified in the 1990 Census. However, it should be noted that this maximum development potential is based upon acreage consideration. Existing lot designs, street configurations, infrastructure development standards, existing developments, and land pricing are factors which limit the ability of a developer in achieving the maximum development densities which may be prescribed by the General Plan or Zoning Ordinance.

The City of Hawaiian Gardens implements the Land Use Element of the General Plan by means of its zoning authority. The Zoning Map and Ordinance classify approximately 280.8 acres throughout the City for residential purposes in accordance with the information contained in Table 18, Zoning Summary.

Currently available development opportunities exist as follows:

1. South of Carson and West of Norwalk Boulevard is a single-family neighborhood that is currently zoned R-2. The design and development standards for the R-2 zone sets the maximum density at 17 units per acre, with multi-family (4 units) lot sizes a minimum of 10,000 square feet. The City recently reduced the minimum lot size requirement from 5,000 s.f. to 3,750 s.f. to enable development on substandard (25') lots. Building height is restricted to a maximum of 3 stories, and front, size and rear yard setbacks are 20, 5, and 10 feet, respectively. This area currently supports 113 multi-unit parcels, and is capable of supporting at least 429 additional units. Approximately 600 feet of sewer and 1,500 feet of water main will be required to support all 429 units.
2. South of 221st Street and east of Norwalk Boulevard is a single-family neighborhood that is currently zoned R-2. Refer to the description above regarding development standards for the R-2 zone. This area currently supports 141 multi-unit parcels and is capable of supporting at least 183 additional units. Approximately 600 feet of sewer and 1,900 feet of water mains are necessary to serve the development.

TABLE 17
GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS

Land Use Designation	Implementing Zoning	Maximum Density (units/acre)	Net Acreage	Maximum Housing Unit Yield
Single Family Low Density	A-1, R-1	8.4	29.0	243
Multiple Family Medium Density	R-2	17	156.5	2,660
High Density	R-3, R-4	24	78.3	1,879
Mobile Home Park	MHP	15	<u>17.0</u>	<u>255</u>
TOTAL:			280.8	5,037

Source: Hawaiian Gardens General Plan Land Use Map, 1992.

TABLE 18
ZONING DESIGNATIONS

Zoning	Use	Acreage
A-1	Light Agriculture	11.6
R-1	Single Family	17.4
R-2	Multi-Family, Medium Density	156.5
R-3	Multi-Family, High Density	23.5
R-4	Multi-Family, High Density	54.8
MHP	Mobile Home Park	<u>17.0</u>
TOTAL:		280.8

Source: Hawaiian Gardens Zoning Ordinance and Map, 1989.

3. East of Norwalk Boulevard between Carson Street and 221st Street is an area that is transitioning from high density and single-family density to all high density. Approximately nine acres that are zoned R-2 are available for assembly and development of about 180 units. The design and development standards for the R-3 and R-4 high density zones allow for a variety of multi-family residential uses, including apartments, townhomes and condominiums. The maximum density allowed is 24 units per acre, on a minimum lot of 7,500 square feet. Front, size, and rear yard setbacks are 20, 5 and 10 feet, respectively and the maximum building height is 35 feet or 3 stories. Approximately 1,800 feet of water main and 1,200 feet of sewer main are required to serve this development.
4. North of Carson Street is capable of supporting at least 67 new units in areas presently zoned R-2, R-3 and C-4. No capital improvements are necessary to support this area, however, approximately 2,500 feet of water main is required to adequately complete the water system.
5. South of Carson Street, between Verne and Hawaiian Avenues, the City will assist in transitioning an area from low density residential (R-1) use to multi-family (R-4) use. This will allow development of 15 "townhome-style" units. As part of this transition, infrastructure improvements will be necessary, including street widening and sewer system upgrades.

As described herein, land use controls are not considered a constraint to development of multi-family residences in the City. The R-2, R-3 and R-4 zoning designations allow the development of multi-family units, which is permitted by right. Recent actions by the City include reducing lot size requirements for substandard (25') lots in an R-2 zone, increasing the maximum density of R-2 zoned properties in this area to 24 units per acre. In addition, the City is purchasing lots for the purpose of consolidation. These actions are further evidence of the City's efforts to remove development constraints for multi-family residences.

4.2.2 Site Improvements

Developers of residential subdivisions in Hawaiian Gardens are required to install streets, curbs, gutters, sidewalks, sewers, water lines, street lighting, and trees in the public right-of-way within and adjacent to a subdivision. These facilities are then dedicated to the City, which is responsible for maintenance. Construction of these offsite improvements vary, but are estimated to be about \$145.00 per lineal foot. The General Plan Update includes a Capital Improvement Element which indicates sources of funds. Refer to this Element for a complete discussion of infrastructure needs and costs.

Funds for capital projects include Federal, State, local, recreation, water and electric utility sources. Federal sources may include Community Development Block Grants (\$280,000/year), Federal Aid Urban, Federal Demonstration Projects and Revenue Sharing. State funds may include, but are not limited to, Arterial Highway Funds, SB 821 Grants, State Gas Tax, State Demonstration Projects, and State Park Bonds. Local funds may include, but are not limited to, the General Fund, sale of land, park development charges, and Redevelopment and other local funds. Water and electrical utility funds may include construction bonds and Rule 21 Funds. Presently, Rule 21 Funds are being used to fund undergrounding of electrical transmission lines on Norwalk Boulevard. Although more costly than above-ground lines, provision of these funding sources will mitigate, to the extent feasible, site improvement constraints to future development in this area of the City.

4.2.3 Building Codes and Enforcement

Hawaiian Gardens has adopted the Los Angeles County Building Code, which is almost identical to the Uniform Building Code. The Los Angeles County Building Code does not impose any housing standards greater than those contained in the Uniform Building Code. Therefore, Hawaiian Gardens cannot reduce construction costs by revising its building code requirements.

4.2.4 Fees and Exactions

Various fees are charged by the City of Hawaiian Gardens, the County Sanitation Districts of Los Angeles County, and the school district, for the provision of services such as environmental review, permit processing and delivery of sanitation services and water. The Sanitation Districts' connection fees are based on the type of land use and size, and range from \$700 per multi-family dwelling unit (condominium or 5+ units) to \$2,700 per parcel of a four plex. The City and County fees for permit review and processing are indicated on Table 19. These fees are fairly uniform and standard throughout the surrounding communities. They are not, therefore, considered to be a development constraint.

4.2.5 Local Processing and Permit Procedures

The City of Hawaiian Gardens processes Planning and Building applications in accordance with State Law and within the time frames specified by existing laws and are not considered a constraint to development. Multi-family development (excluding condominiums) is subject to ministerial approval, which requires only a building permit. The City Planning staff conducts design review, and forwards the proposal to the Planning Commission for their review and recommendation for approval by the City Council. Planning Commission meetings have recently been increased to twice per month, to expedite the review process. If a proposal does not include an addition to the floor area, the plan can be approved by the Planning Department. Typically, plot plan review requires 1-2 weeks, and the building department plan check requires 2-3 weeks.

A Conditional Use Permit (C.U.P.) presently takes approximately two months to process, formerly it required four months for processing when the Planning Commission met only one time per month. The permit process was further expedited through elimination of a design review committee, which is now handled by the Planning Department. The requirements for variances have also been revised, and have been relaxed in relation to non-conforming uses. In fact, substantially fewer variances were processed in 1992 (2) compared to 28 in 1991.

4.2.6 Availability of Financing

The City of Hawaiian Gardens, like all other cities, is limited in its ability to provide housing programs based upon the availability of funding from outside sources. Federal and State programs which have flourished in the past are subject to annual fluctuations based upon decisions which are beyond the City's control. Hawaiian Gardens cannot commit to continued availability of such programs based upon Federal or State funding. Furthermore, State initiatives which limit City revenues have been subject to substantial changes in recent years. Recently, the State has been diverting Redevelopment and City funds to education accounts. This has an adverse impact on housing and jobs. As tax revenues to the City are diminished, so too is the City's ability to offer housing programs. The State should act to mitigate this constraint on development in the City.

TABLE 19
PERMIT AND PROCESSING FEES

DIVISION OF LAND

1.	Subdivisions (Tract Maps, Condominium Maps)		
a)	Tentative Map:	\$ 1,300	plus \$25/parcel
b)	Final Map:	\$ 800	
2.	Parcel Maps		
a)	Tentative Map:	\$ 1,200	plus \$25/parcel
b)	Final Map:	\$ 800	
3.	Certificate of Compliance	\$ 400	plus \$25/parcel
4.	Tax Clearance Processing	\$ 400	
5.	Parcel Map Waiver	\$ 400	plus \$25/parcel
6.	Map Extensions	\$ 150	
7.	Document Review (i.e., CC&R's)	\$ 400	

BUILDING & SAFETY

1.	Building Permits
a)	L.A. County Title 26 * 2.35
2.	Electrical Permits
a)	L.A. County Title 27 * 2.35
3.	Plumbing Permits
a)	L.A. County Title 28 *2.35
4.	Mechanical Permits
a)	L.A. County Title 29 * 2.35

LAND USE

1.	Conditional Use Permit	\$ 475
2.	Variance	
a)	Commercial/Industrial:	\$ 475
b)	Residential:	\$ 400
3.	Minor Exception	\$ 225
4.	Zone Change	\$ 575
5.	General Plan Amendment	\$ 775
6.	Specific Plan	\$ 575
7.	CUP/VAR Extension	\$ 150
8.	Home Occupation Permit	\$ 30
9.	Classification of Use	\$ 60

TABLE 19 (P. 2)
PERMIT AND PROCESSING FEES

DEVELOPMENT REVIEW

1. Plot Plan Review
 - a) \$100 deposit (to be applied to Building & Safety fees)
2. Landscape Permit and Plan Check and Inspection
 - a) Landscape Permit Fees Up to One Acre (Based on area to be landscaped)

1)	up to 2,500 square feet	\$ 60
2)	2,500 to 7,500 square feet	\$ 120
3)	7,501 to 15,000 square feet	\$ 180
4)	15,001 to 30,000 square feet	\$ 360
5)	30,001 square feet to one acre	\$ 440
 - b) Landscape Plan Check Fee Up to One Acre (Based on area to be landscaped)

1)	up to 2,500 square feet	\$ 100
2)	2,500 to 7,500 square feet	\$ 300
3)	7,501 to 15,000 square feet	\$ 360
4)	15,001 to 30,000 square feet	\$ 420
5)	30,001 square feet to one acre	\$ 480
3. Temporary Use Permit \$ 50

ENVIRONMENTAL REVIEW

1. Environmental Review:
 - a) Categorical Exemption: \$ 50
 - b) Negative Declaration:
 - 1) De Minimis Project (AB 3158) \$ 100
 - 2) Non De Minimis Project: \$1,350
 - 3) Mitigation Monitoring Program: \$ 150
 - 4) Environmental Impact Report (EIR)
 - a. Review: \$500 deposit; work to be billed at Hawaiian Gardens hourly time and materials rates.
Payment required on monthly basis.
 - b. Recording: \$ 850
 - c. Monitoring: \$ 250

OTHER PROFESSIONAL SERVICES

1. Consultation (Planning and Engineering)
 - a) First 3 hrs: No Fee
 - b) After 3 hrs: Billed for hourly time and material rates and to be paid monthly.
2. Zoning Conformance and Certification Report \$ 100/parcel

Source: City of Hawaiian Gardens, 1992.

4.2.7 Price of Land and Cost of Construction

The potential non-governmental constraints included within the provisions of the State Housing Element guidelines include issues of land costs, construction costs and capital improvements costs. Analysis of these issues can shed light on the private market forces which affect housing availability/affordability, and the potential impacts on goals regarding affordability levels and the number of households to be assisted. Additionally, depending upon the extent of housing availability/affordability, this information can signal the public sector as to the need to adjust land use, zoning, and housing policies. Presently, vacant land zoned R-2 is estimated to cost \$11 per square foot. Improved land ranges from \$49-\$54 per square foot. The City Redevelopment Agency is attempting to reduce the cost of land and the cost of housing by using its Twenty Percent Low and Moderate Income Funds, and other funds (approximately \$3,000,000) to create additional below market housing.

5.0 GOALS, POLICIES, AND QUANTIFIED OBJECTIVES

Housing programs are intended to further detail the City of Hawaiian Gardens' commitment to assure the continued maintenance, improvement and development of housing within the City. This section provides specific details which will aid in the implementation of the City's housing programs. A description is provided for each implementation measure. Program information is also intended to show the City's commitment to maintain, improve and develop housing in the community through a "good faith, diligent effort" as required by State Housing Law (Government Code Section 65583(c)).

Each housing program is described in the following detail:

- Brief statement of program, including specific City actions which will be taken to implement the program;
- City Agency or department responsible for implementation;
- Financing or funding source;
- Quantified objectives (where possible); and;
- Schedule for implementation.

GOAL 1

The provision of decent and adequate housing for all existing residents, and for those who choose to become residents of Hawaiian Gardens, regardless of age, sex, marital status, ethnic background, religion, income, or other arbitrary factors.

Policies

- 1.1 Review the General Plan and zoning map on an annual basis to monitor the availability of suitable vacant or underutilized land to accommodate a variety of housing types in the City.
- 1.2 Require that development proposals include provisions to meet housing needs and programs as set forth in the Housing Element.
- 1.3 Require that new housing construction and rehabilitation be designed to accommodate the special housing needs of the City for handicapped, elderly, large family, overcrowded, and/or female headed households.
- 1.4 Use the Land Use Element of the General Plan and the zoning ordinance to provide adequate sites for a variety of housing types, while ensuring that environmental, public infrastructure and traffic constraints are adequately addressed.
- 1.5 Where appropriate, encourage the redesignation of vacant or under-utilized non-residential lands to residential use, with allowable densities to facilitate the development of a variety of housing types to meet the existing and projected needs of all economic segments of the City.

- 1.6 Promote Fair Housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.
- 1.7 Encourage the recycling of under-utilized residential land, where such recycling is consistent with established land use plans.
- 1.8 Pursue the acquisition of substandard units and assembly of land for development of new residential units.

Programs/Quantified Objectives

1.1.1 Acquisition of Substandard Units

This program will include the acquisition of substandard homes that are for sale, the clearance of the home, and the construction of new single-family homes for sale to residents or those choosing to live in the City. Units will be acquired by negotiation, pursuant to the requirements of the California Redevelopment Law. Approximately 20 low/moderate homes will be acquired over the next three years.

Responsible Agency:	Redevelopment Agency
Financing Sources:	Redevelopment tax increment funds
Time Frame:	Annual

1.1.2 Emergency Shelter

Investigate the feasibility of coordinating with other governmental entities, non-profit agencies and private enterprise, for the purpose of acquiring and retrofitting an existing structure for use as "single room occupancy" housing facility for the homeless and persons in need of emergency shelter. If determined to be feasible, creation of up to 20 single room dwelling units providing housing to persons who are homeless and/or in need of temporary or emergency shelter.

Responsible Agency:	Community Development Department, Redevelopment Agency
Financing Sources:	Redevelopment tax increment funds, potential Federal, State and County funding
Time Frame:	1993-1994

1.1.3 Land Assembly/New Development

This program will include, as necessary, the acquisition and assembly of land, relocation of residents, demolition of existing units, and the construction of new single-family owner-occupied units, for all economic groups. The program will be conducted pursuant to all requirements of the California Redevelopment Law, within the jurisdiction of the Redevelopment Agency. Approximately 100 new units will be constructed and at least half will be for low and moderate income families. For renters who cannot afford homeownership, multi-family development is permitted by right, and only a building permit is required.

New single-family homes will also meet the needs of existing renters because the City desires to make homeowners out of existing renters. The present owner/renter ratio is 45.2/54.8. The City's objective is to improve the stability of the community. In addition, in order to allow more efficient use of the City's limited resources for assisting new housing, the City will reduce the minimum lot size requirements in the High Density Zone.

Responsible Agency: Community Development Department,
Redevelopment Agency
Financing Sources: Redevelopment tax increment funds,
potential Federal, State and County funding
Time Frame: 1993-1996

1.1.4 Fair Housing

The City has a contract with the Fair Housing Foundation of Long Beach. The City keeps Fair Housing Publications at the Public Counter in City Hall. During 1994-95, the City will discuss contract modifications with the Foundation concerning outreach services and individual testing.

Responsible Agency: City of Hawaiian Gardens
Financing Sources: Federal Community Development Block Grants
Time Frame: 1993-1998+

GOAL 2

Improve the housing quality of the existing housing stock through housing rehabilitation assistance and enforcement procedures.

Policies

- 2.1 The City of Hawaiian Gardens will strive to remove any units identified as being unsafe and dilapidated and replace such units on a unit for unit basis.
- 2.2 The City will continue to provide rehabilitation assistance through available Federal grant programs and Redevelopment Agency monies to assure that the existing housing stock is adequately maintained.
- 2.3 The City, through its rehabilitation and improvement assistance programs will encourage housing additions to reduce overcrowding conditions; and modifications to accommodate the elderly and the disabled.

Programs/Quantified Objectives

The housing condition survey identifies a continued need for a housing rehabilitation program due to the fact that there are dwelling units found to be in need of both minor and major repairs.

The City of Hawaiian Gardens participates in the Federal Community Development Block Grant (CDBG) and Small Cities Programs, and has consistently appropriated funds for housing rehabilitation purposes. The City's housing rehabilitation programs have provided below market interest rate loans, rebates to homeowners, and small grants for housing improvements. Approximately 30 units per year will be rehabilitated.

2.1.1 The City Beautification Program

This program incorporates handyman assistance and code enforcement for substandard units. The City will provide assistance to single family and multi-family residents to facilitate minor repairs to existing units, limited to repairs that do not require building permits. The program also incorporates code enforcement to monitor the rehabilitation efforts. Assistance will be provided to 20 homes in 1993 with \$66,000.

Responsible Agency: Community Development Department
Financing Source: Federal Community Development Block Grants
Time Frame: Annual

2.1.2 Rehabilitation Assistance for Multi-Family Units

Community Development Block Grant Funds will be used to rehabilitate 36 multi-family units over the next three years (\$100,000/year).

Responsible Agency: Redevelopment Agency
Financing Source: Federal Community Development Block Grants
Time Frame: 1993-1996

2.1.3 Rehabilitation of Single-Family Homes

The City will utilize Federal funding sources (CDBG) to assist in the rehabilitation of 25 single-family homes per year over the next three years (\$150,000 year).

Responsible Agency: Community Development Department
Financing sources: Federal Community Development Block Grants
Time Frame: 1993-1996

2.1.4 Redevelopment of Single-Family Substandard Units

This program will include the acquisition of single-family substandard units suitable for rehabilitation. Rehabilitation will be conducted similar to the CDBG Program. Owner-occupied units may be rehabilitated without relocating the owner, depending upon the nature of the work to be undertaken. Non-owner occupied units may also be rehabilitated, however, the emphasis of this program will be on developing home ownership. Approximately 12 homes will be rehabilitated in the next three years.

Responsible Agency: Redevelopment Agency
Financing Source: Redevelopment Agency
Time Frame: 1993-1996

GOAL 3

Assist in achieving housing affordability for all residents, as is reasonably and financially possible.

Policies

- 3.1 The City will coordinate with the Department of Housing and Urban Development (HUD) and publicize and encourage the use of Section 8 rental assistance certificates.
- 3.2 The City and the Redevelopment Agency will continue to provide assistance in the development of new affordable housing purchase opportunities.
- 3.3 Provide incentives for and otherwise encourage the private development of new affordable housing for low and moderate income households.
- 3.4 Investigate and pursue programs and funding sources designed to expand housing opportunities for low and moderate income households, including the elderly and disabled.
- 3.5 Facilitate the construction of low and moderate income housing, to the extent possible.

Programs/Quantified Objectives

3.1.1 Section 8 Rental Assistance

The City Housing Authority currently administers the Section 8 Rental Assistance program. Certificates are available for 47 units in the City and vouchers are available for 50 units. The Housing Authority has recently applied for additional funding which will enable the Housing Authority to administer an additional 25-50 certificates for families, elderly, handicapped and disabled persons over the next 12 months.

Responsible Agency:	City Council and Housing Authority
Financing Source:	HUD
Time Frame:	Annual

3.1.2 SB - 99 Mortgage Revenue Bonds

To address the needs of owner-occupied affordable housing, the City Redevelopment Agency entered into the SB-99 Mortgage Revenue Bond Program. Through a six million dollar bond, the program funded approximately 500 condominium dwelling units that were affordable to first time home buyers, and helped spur private investment in the community. Financing was provided for 406 new residential units priced from \$49,500 to \$85,000, and for approximately 65 new and existing units priced in the \$38,000 to \$50,000 range. The redevelopment financing was provided for units located in areas zoned for R-1 and R-2. The program will be continued through the 1994-1995 fiscal year.

Responsible Agency:	Redevelopment Agency
Financing Source:	Redevelopment Agency
Time Frame:	1992-1995

3.1.3 Federal HOME Program

The City has received approval of its Federal HOME Program and will use the funds for rehabilitating 11 housing units. Two hundred thousand dollars (\$200,000) has been funded for 1993-1994. The City will seek funds in 1994-1995 to construct low and moderate housing.

Responsible Agency: City of Hawaiian Gardens
Financing Source: Federal Government
Time Frame: 1993-1994

3.1.4 Youthbuild (HUD) Program

The City will seek federal Youthbuild (HUD) funds to construct low and moderate income housing in 1994-1995.

Responsible Agency: City of Hawaiian Gardens
Financing Source: Federal Government (HUD)
Time Frame: 1994-1995

3.1.5 Rental Housing Assistance Program

The Redevelopment Agency will provide rental assistance for senior residents, in addition to the Section 8 rental assistance program. Similar to Section 8 assistance, the program will provide monthly housing payment assistance. Approximately 25 eligible seniors will receive assistance under this program.

Responsible Agency: Redevelopment Agency
Financing Source: Redevelopment Agency
Time Frame: 1994-1996

3.1.6 Multi-Family Rental Units

The City will assist in the transition of an existing R-1 residential area to R-4, and the development of 15 multi-family "townhome-style" rental units. Of the total units developed, 51% will be designated for low-income renters. In support of this program, the Redevelopment Agency will assist with the implementation of infrastructure improvements, such as street widening and sewers, as necessary.

Responsible Agency: Community Development Department
Financing Source: Redevelopment Agency
Time Frame: 1994-1996

GOAL 4

Assure increased energy efficiency and self-sufficiency through the use of energy conservation measures in all homes, including low- and moderate-income housing.

Policies

- 4.1 Promote the use of energy and water conservation measures in low- and moderate-income housing.
- 4.2 Promote opportunities for the use of solar energy by assuring solar access on all properties to be developed in the future.
- 4.3 Promote plans and programs for well-designed energy efficient lower income housing development located in areas appropriate to the needs and desires of the constituent population, and convenient to public transportation, shopping, recreation, and other community facilities.

Programs/Quantified Objectives

4.1.1 Weatherization Program

The City will pursue the use of energy conservation measures in low- and moderate-income housing through a rehabilitation and "weatherization" program and will investigate local programs with the Southern California Gas Company and Southern California Edison Company. Approximately 20 units per year will be weatherized as part of the Rehabilitation Program.

Responsible Agency:	Community Development Department
Financing Source:	State Office of Economic Opportunity
Time Frame:	1993-1998

GOAL 5

Implement the goals, policies and programs in this document within the established time frames, and ensure that they continue to be compatible with the other elements of the General Plan.

Policies

- 5.1 The Housing Element goals, policies and programs will be reviewed to evaluate their effectiveness and appropriateness.
- 5.2 The Housing Element goals, policies and programs will be reviewed in relation to the other elements of the general plan which might impact housing decisions.
- 5.3 The goals, policies and programs will be modified as necessary, to ensure appropriateness and effectiveness, as well as compatibility with the other elements of the general plan.



Programs/Objectives

5.1.1 Annual Review of Housing Element

The Planning Commission and the City Council will conduct an annual review of the Housing Element Implementation schedule. The review will include the following information:

- a. A log of new residential development permits and completion reports;
- b. An update or inventory on approved projects;
- c. Annual estimate of population from the State Department of Finance; and
- d. Vacant land and zoning survey.

5.1.2 Publicity and Public Information

The City will publicize and make available to residents and property owners information regarding the availability of low interest loans for property rehabilitation. The City will also continue to publicize information on the availability of grants and low-interest loans for handicapped and elderly households. In addition, the City will continue to work with and aid private developers in expanding housing opportunities in Hawaiian Gardens.

Responsible Agency: Community Development Department
Financing Source: Federal Community Development
Block Grants and Redevelopment Agency
Time Frame: Annual

5.1 Maximum Units

The maximum number of housing units that can be constructed, rehabilitated and conserved over the next five year time period is 779 units, as indicated below. This number can only be accomplished with the continued flow of funds from Federal, State, Redevelopment Agency and other local funds.

<u>Income Category</u>	<u>Maximum Number of Units</u>	<u>Percent Distribution</u>
Very Low	234	30%
Low	156	20%
Moderate	156	20%
Upper	<u>233</u>	<u>30%</u>
TOTAL	779	100%